133.A	0007	0167.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	500,400 /	500,400
					USE VALUE:	500,400 /	500,400
					ASSESSED:	500,400 /	500,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
167	-169	GRAY ST, ARLINGTON

OWNERSHIP

Unit #: 167

Owner 1:	WARD MATTHEW BENEDETTO &	
Owner 2:	WARD COURTNEY MCMANAMA	
Owner 3:		
Street 1:	167- 169 GRAY ST UNIT 167	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	BEENHOUWER SHEILA/TRUSTEE -
Owner 2:	SHEILA BEENHOUWER TRUST -
Street 1:	8 OLD WINTER STREET
Twn/City:	LINCOLN
St/Prov:	MA Cntry:
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1935, having primarily Asbestos Exterior and 942 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	494,900	5,500		500,400
Total Card	0.000	494,900	5,500		500,400
Total Parcel	0.000	494,900	5,500		500,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 531.21 | /Parcel: 531.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

280225

GIS Ref

GIS Ref

Insp Date

09/13/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 133.A-0007-0167.0

!15453!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	488,000	5500	.		493,500	493,500	Year End Roll	12/18/2019
2019	102	FV	492,600	5600	.		498,200	498,200	Year End Roll	1/3/2019
2018	102	FV	438,000	5600	.		443,600	443,600	Year End Roll	12/20/2017
2017	102	FV	401,100	5600	.		406,700	406,700	Year End Roll	1/3/2017
2016	102	FV	326,500	5600	.		332,100	332,100	Year End	1/4/2016
2015	102	FV	302,800	5800	.		308,600	308,600	Year End Roll	12/11/2014
2014	102	FV	289,700	5800	.		295,500	295,500	Year End Roll	12/16/2013
2013	102	FV	289,700	5800	.		295,500	295,500		12/13/2012

PRINT

Date	Time
12/11/20	05:10:20

LAST REV

Date	Time
09/13/18	14:08:48

danam

15453

USER DEFINED

Prior Id # 1:	85838
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BEENHOUWER SHEI	66510-141		12/11/2015		439,000	No	No		
KOENIG SHEILA A	53366-116		8/11/2009	Family	1	No	No		
MASEREJIAN JACK	48124-231		9/6/2006		361,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/13/2018	Measured	DGM	D Mann
3/2/2016	Sales Review	PT	Paul T
5/1/2007	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7819			Easemen	-5									G8	1.		

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 | Condo | Prime NB Desc: CND | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	0 - 1 St condo		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1935	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	46.000000000
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	295.00
Size Adj.:	1.35000002
Const Adj.:	0.94031191
Adj $ / SQ:	374.479
Other Features:	74050
Grade Factor:	1.00
NBHD Inf:	1.29999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	554852
Depreciation:	59924
Depreciated Total:	494928

COMMENTS

SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	486.82
Special Features:	0	Val/Su Net:	525.37
Final Total:	494900	Val/Su SzAd	525.37

SKETCH

UnSketched SubAreas:
GLA: 942,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	942	374.480	352,759
Net Sketched Area:		942	Total:	352,759
Size Ad	942	Gross Are	942	FinArea 942

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

133.A-0007-0167.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X20	G	GD	1985	34.38	T	20.4	102			5,500			5,500

More: N | Total Yard Items: 5,500 | Total Special Featues: | Total: 5,500

IMAGE

AssessPro Patriot Properties, Inc